

☞ 05hr_SSC-DNRRRR_Misc_pt04f



☞ **These materials were grouped together.
For January 5, 2006 Cadott hearing?**

(FORM UPDATED: 08/11/2010)

WISCONSIN STATE LEGISLATURE ... PUBLIC HEARING - COMMITTEE RECORDS

2005-06

(session year)

Senate Select

(Assembly, Senate or Joint)

Committee on ... DNR (SSC-DNRRRR)

COMMITTEE NOTICES ...

- Committee Reports ... **CR**
- Executive Sessions ... **ES**
- Public Hearings ... **PH**

INFORMATION COLLECTED BY COMMITTEE FOR AND AGAINST PROPOSAL

- Appointments ... **Appt** (w/Record of Comm. Proceedings)
- Clearinghouse Rules ... **CRule** (w/Record of Comm. Proceedings)
- Hearing Records ... bills and resolutions (w/Record of Comm. Proceedings)
 - (**ab** = Assembly Bill) (**ar** = Assembly Resolution) (**ajr** = Assembly Joint Resolution)
 - (**sb** = Senate Bill) (**sr** = Senate Resolution) (**sjr** = Senate Joint Resolution)
- Miscellaneous ... **Misc**

SIENNA CORPORATION

Planners

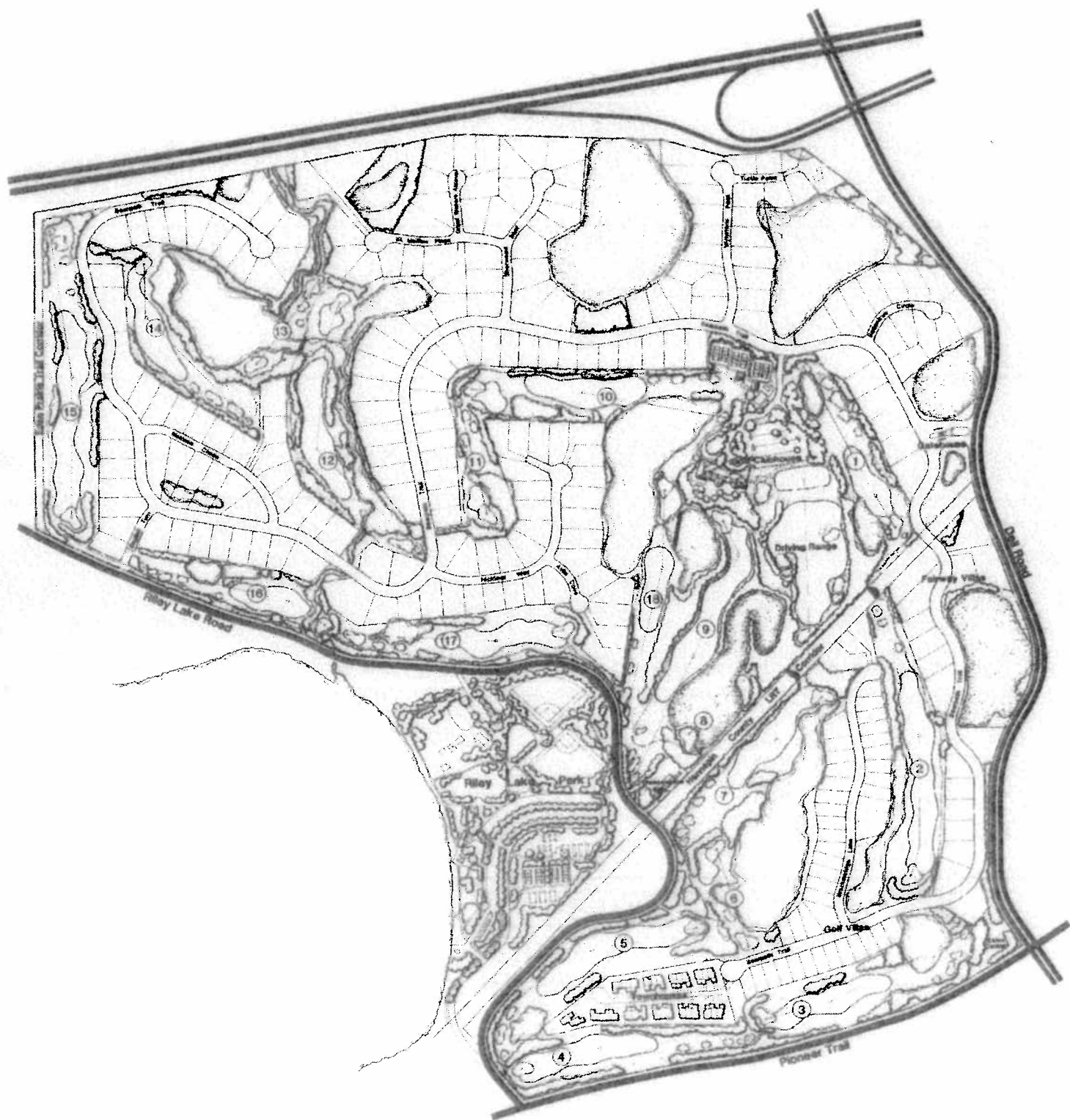
Developers

Contractors



612 835 2808 • Fax 612 835 7008
4940 Viking Drive • Suite 608 • Minneapolis, MN 55435

From Concept...



*Bearpath site plan
Eden Prairie, Minnesota*

From Concept... to Completion

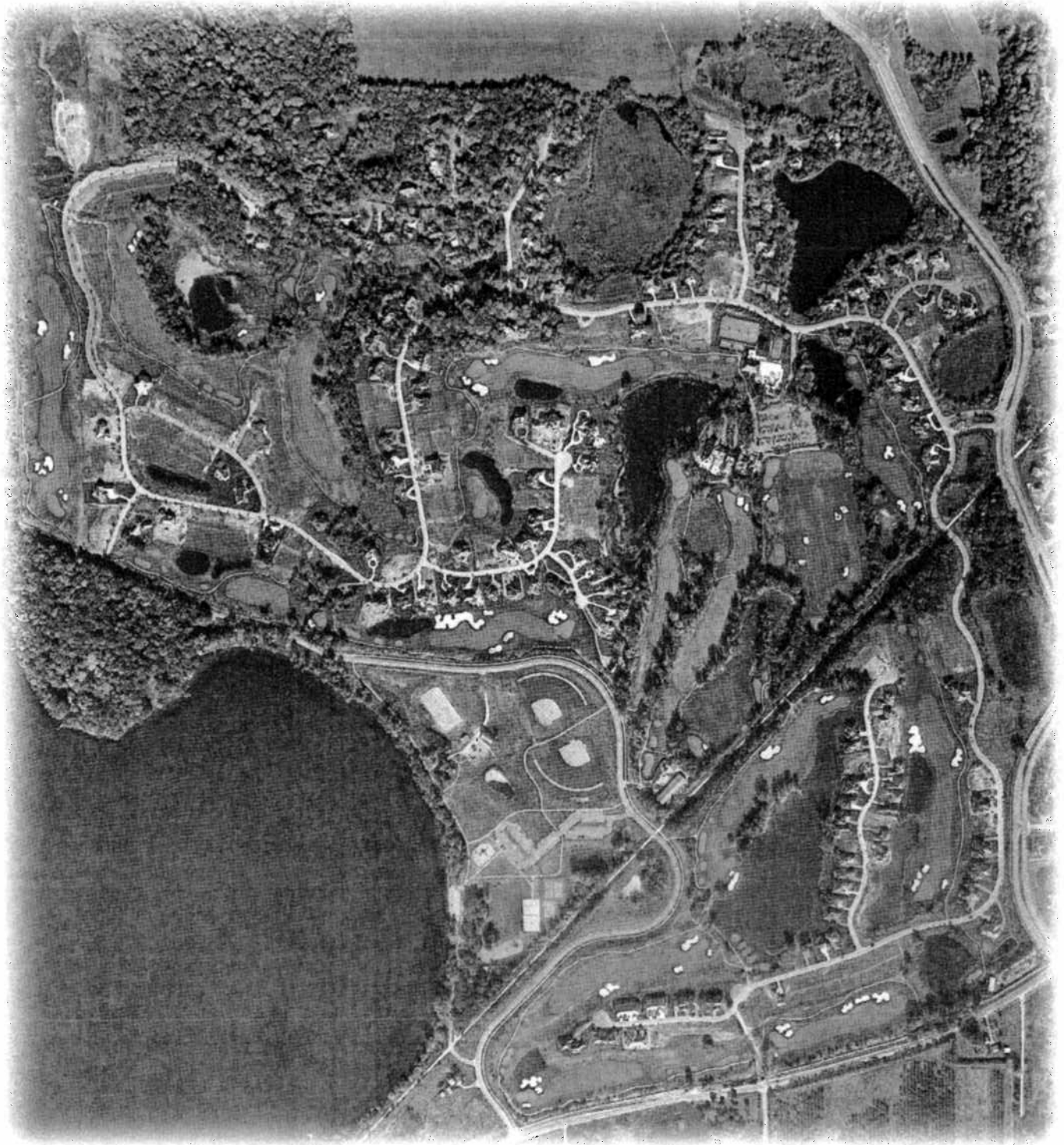


Bearpath site plan
Eden Prairie, Minnesota

*We are committed to bringing land and markets together
in a way that serves the needs of the community and realizes maximum value.*

Experience and integrity are the foundations of our success.

SIENNA *to Completion*



*We are committed to bring land and markets together
in a way that serves the needs of the community and realizes maximum value.*

Experience and integrity are the cornerstones of our success.



Committed to the premise that...

*land put to its highest use
realizes its greatest value.*


Sienna leads the process of bringing undeveloped or developed land to its highest and most productive use. In this capacity, Sienna is the cohesive force that serves the interests of the land owner, the governing municipality, the builder, and the end user.

From concept to completion... the people at Sienna perform the following functions as **Planners, Developers, and Contractors:**

- › *Identification of projects*
- › *Evaluation of development opportunity, with sensitivity toward community attitudes and policy*
- › *Integration with comprehensive community planning*
- › *Market, site and financial analysis, and environmental feasibility*
- › *Definitive planning, from sketch to preliminary to final plans*
- › *Letting of contracts*
- › *Construction management*
- › *Project completion and evaluation*

Serving municipalities

Sienna brings to the municipal development process a track record of proven performance gained from experience in suburban communities throughout the Twin Cities metropolitan area. Creative planning backed by market orientation and civic consciousness are Sienna's hallmarks, when combined produce quality with cost effectiveness.



Commitment to financial viability

As specialists in land planning and development with first-hand knowledge markets and trends, Sienna approaches the creation of new residential neighborhood golf communities, and business complex with a commitment to financial viability and the enhancement of community property values.

Representing landowner

Sienna's consistent record of performance in achieving land planning objectives has made it possible to convert land into marketable sites that result in the highest value to the landowner.

Working with builders

Site design that works, a timetable that makes sense and professional marketing support — these are benefits builders have come to expect from Sienna.

From single lots for the small builders, to an inventory to draw from as they grow, to an entire subdivision for the larger home builders, Sienna is positioned to meet the individual builder's requirements.

Partnering with internationally recognized golf design firms, Sienna has successfully developed nationally recognized golf communities to serve the housing and recreational needs of a growing golf-playing public.

WE BRING
LAND
AND
MARKETS
TOGETHER
TO MAXIMIZE
VALUE.



OUR COMMITMENT IS TO UNDERSTAND AND SERVE THE NEEDS OF OUR COMMUNITY.

Converting raw land into residential and business property

Sienna creates lots for home builders and for developers of office and commercial buildings... acquiring both raw and redeveloped land, designing the land use plan, establishing zoning, financing the infrastructure, engineering and constructing roads and utilities, maintaining an inventory of lots for sale, and providing financial and marketing support to builders.

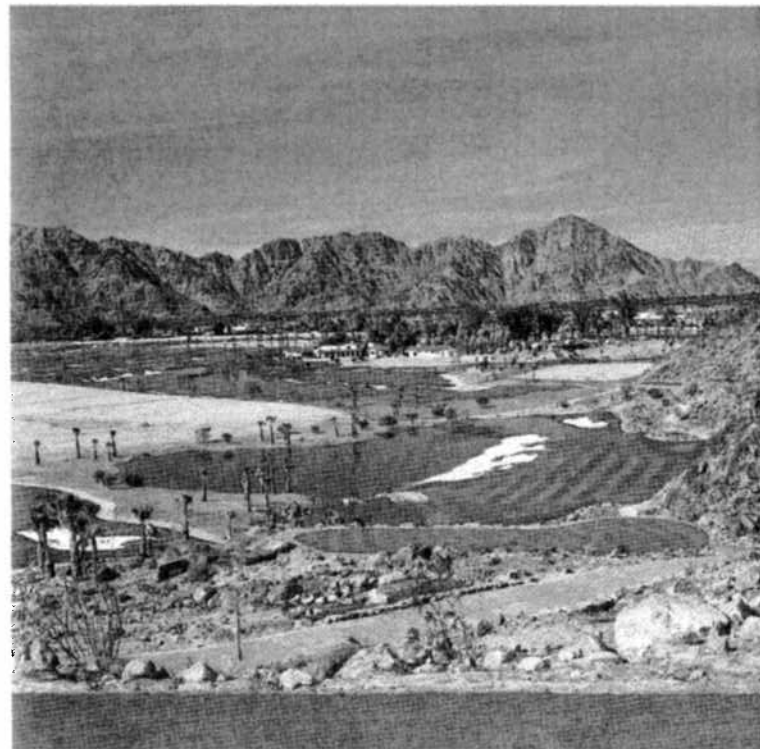
Driven by market, shaped by policy

The planning of a new real estate development is driven by market opportunity and shaped by municipal policy.

Sienna takes a new project idea through the entire planning process... from opportunity analysis to final plan, detailed by engineering design, cost breakdown and scheduling.

Each step is closely coordinated with municipal planners and city staff to assure integrity in detail and intent with the community's comprehensive plan and zoning requirements.

Final plans are presented to the city council for approval on their merit, consistent with, while contributing to, the achievement of municipal growth objectives.



*Tradition Club
La Quinta, California*

PLANNI

DEVELOP

CONTRAC

Sienna is committed to delivering the best product on a timely basis at the best price to fit the marketplace.



*Timber Ridge
Lakeville, Minnesota*



Responsible for project execution

Sienna's responsibility, starting with conceptual planning, extends through execution of the development plan, bringing the project to reality.

Under the supervision and coordination of Sienna staff, individual work assignments are implemented by consultants and subcontractors. Execution of the project — grading, drainage, utility installation, erosion control, establishment of dedicated easements — is supervised by Sienna staff and monitored for schedule, quality and cost control.

Meeting market demand

Marketing objectives, as defined in the initial project analysis, are implemented as residential lots and commercial building sites come on stream. Sienna's staff assembles a group of independent builders to construct on the new site and provides marketing support to enhance their success.

During the process of building out a neighborhood or business center, Sienna maintains an inventory of platted lots and sites to be drawn down by the builders as they meet the demands of the marketplace.

Maintaining community contact

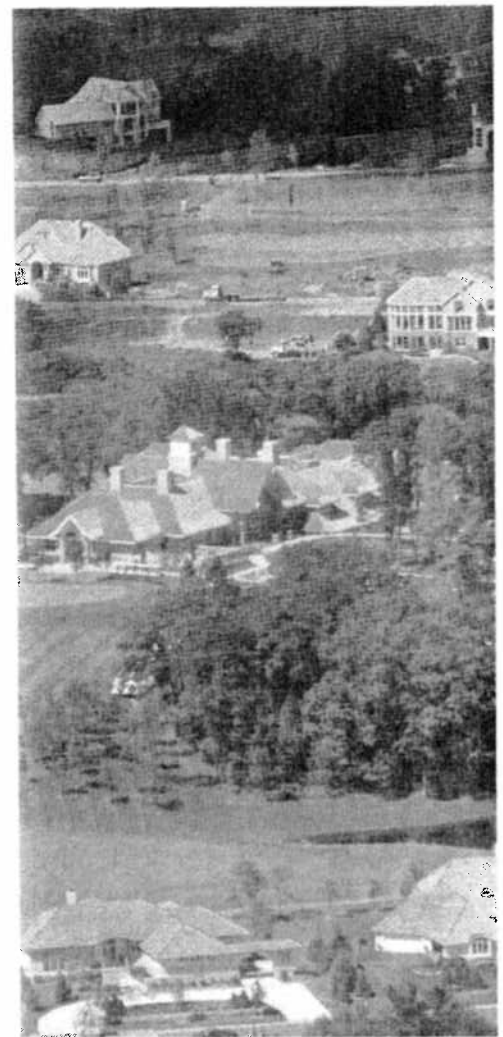
Establishing and maintaining communication with leaders of the community is an

ongoing process pursued by Sienna prior to, during and after completion of developments. This communication develops a recognition of community needs, understanding of policies and establishment of mutual confidence upon which new opportunities can be pursued.

The Sienna commitment

As Planners, Developers, and Contractors of residential and commercial property, Sienna is committed to delivering the best product on a timely basis at the best price to fit the marketplace.

...



In business together since 1977...

Principals



Principal

As President and Chief Financial Officer, Bruce Nimmer's extensive experience in real estate finance and development has been integral to producing more than two decades of outstanding land development projects for Sienna.

Before Sienna Corporation was established, Bruce served as chief executive officer of two major Upper Midwest planned communities: Jonathan and Cedar Riverside. His involvement in the development industry also includes serving as chairman of the board of Landvest Development Corporation, a building material supply firm.

As a certified public accountant, Bruce provides valuable tax, financial, and investment considerations to enhance project decision-making and outcomes. An active participant in community business initiatives; he was an organizer of Shelard National Bank, and has been a member of the Legislative Committee of the Mortgage Bankers Association of Minnesota. An alumnus of the University of Minnesota, he has also been active on the Business School Alumni Board.

John Hankinson's vision and experience have made Sienna Corporation a noted player in quality golf course development. John's vast knowledge of residential markets has resulted in successful land development projects that cover the entire spectrum of housing products.

Under his leadership, Sienna produced Bearpath Golf and Country Club, a 297-unit master planned community in Eden Prairie, Minnesota; Tradition Club, a 289-unit residential golf course community in LaQuinta, California; Deacon's Lodge, a high-end daily-fee course near Brainerd, Minnesota; and Deacon's Walk, the 750 homesites surrounding the Tournament Player's Course in Blaine, Minnesota.

John has served on the board, or presided as president of six golf courses. He is also the chairman of the advisory committee to the Men's Athletic Department at the University of Minnesota, where he earned his undergraduate degree.



Principal



Principal

Rodney D. Hardy's education, combined with more than 30 years experience in planning and development, give any project taken on by Sienna Corporation an exceptional edge.

His academic career includes an undergraduate degree with honors from Harvard College, a Masters Degree in Architecture from the University of Pennsylvania, and a Fulbright Fellowship at the University of Edinburgh (Scotland). Previous experience includes founding Landtect Corporation, a New Jersey developer of large-scale residential and industrial complexes, which subsequently acquired Jonathan Development Corporation.

Rod's innovation and vision were instrumental in helping Sienna broaden its efforts in the areas of Traditional Neighborhood Development (Park Place in Farmington, Minnesota) and a public/private venture with the City of East Grand Forks, Minnesota to rebuild its housing stock lost in the floods of 1997.

His vast participation in civic and professional organizations reflects his commitment to build a better community in all the projects he undertakes. He is the immediate past chairman of the Minneapolis District Council of the Urban Land Institute, a trustee of the Episcopal Diocese of Minnesota, and is active in his local Rotary Club.

952 835 2808

Fax 952 835 7008

4940 Viking Drive

Suite 608

Minneapolis

MN 55435



Guiding the process from concept to completion...

Project Managers



Project Manager

John Vogelbacher's career in development and real estate began in 1985. His experience includes the development and marketing of over one million square feet of commercial property, directing a \$100 million institutional real estate portfolio, and the coordination of planning, approval and/or construction of over 1,000 acres of master planned mixed-use residential development. After joining Sienna in 1993, John managed the development and sales of the 460-acre Bearpath Golf and Country Club, in Eden Prairie, Minnesota.

Additional responsibilities have included coordination of the development of the 550-acre Deacon's Walk community in Blaine, Minnesota. Deacon's Walk includes over 750 homesites and the PGA Tour Facility, the Tournament Player's Course of the Twin Cities.

A graduate of University of South Dakota, John received his Masters in Education Administration from Wichita State University, and received his Certified Environmental Consultant designation and EAS from Lincoln Graduate Center.

When Larry Thompson joined Sienna Corporation in 1997, he brought with him more than 17 years in the public sector, and experience as the chief executive officer of three different cities. During his 12-year tenure with Farmington, Minnesota, Larry managed a \$10 million operating budget and 60 full-time employees through a period that saw the city more than double its population. His most recent position in River Falls, Wisconsin, included a Housing and Redevelopment Authority and Electric Utility, where he managed an annual budget over \$15 million, and 75 full-time and 75 part-time employees.

Sienna Corporation draws upon Larry's extensive knowledge of the inner workings of public agencies to ensure smooth communication and coordination with city, state and federal agencies. Larry manages various housing development projects for Sienna Corporation.

Larry was graduated magna cum laude from Mankato State University, where he later earned a Master of Arts degree in Public Administration.



Project Manager

952 835 2808
Fax 952 835 7008
4940 Viking Drive
Suite 608
Minneapolis
MN 55435

 **SIENNA**
CORPORATION

Guiding the process from concept to completion...

Project Managers



Project Manager

Mike Rowe's entire career has been in the field of land development. Before joining Sienna Corporation in 1999, he served for three years as Vice President for Winchester Development Company in California. Prior to that, Mike spent nine years working in various development consulting capacities leading up to managing a satellite office for a California civil engineering firm.

Mike is experienced in the evaluation of property, obtaining the proper entitlements, design of infrastructure, project cost analysis, value engineering, developmental/construction scheduling, project staffing, project management, and construction.

A graduate of the University of Southern Colorado and a Registered Civil Engineer, Mike is community-minded and active in local projects involving the area's population at large.

Ten years as a class A PGA golf professional, combined with another 20 years of business and sales experience, give Peter Loyd a unique and valuable perspective as a director of golf course development for Sienna Corporation. In this capacity, Peter is involved with all aspects of the project, including site selection, design, contracting, construction, market analysis, feasibility, public relations, and marketing.

In addition to serving as the head golf professional for three different courses in North Dakota, Peter was the assistant professional to Ken Venturi at Mission Hills Country Club. He was also a partner in developing a championship resort course in Minnesota, which was later sold to Grand View Lodge and the Pine Golf Club in 1996.

Peter was involved for over a decade in the design and project phase of NASA and major aerospace projects. He received his Bachelor of Science degree from the University of North Dakota where he also completed training as an FAA commercial pilot.



Project Manager

952 835 2808
Fax 952 835 7008
4940 Viking Drive
Suite 608
Minneapolis
MN 55435



Providing corporate infrastructure...

Administration



Cathy Thornhill
Controller

Cathy Thornhill applies her more than 20 years' of accounting experience and excellent organization skills to her responsibilities as controller and office manager of Sienna Corporation.

Her major functions are to prepare and analyze financial statements and budgets, manage cash flow, and provide support to principals and project managers.

Cathy received her business degree from Metropolitan State University and is a member of the Minnesota Society of CPA's. As a member of the American Legion Auxiliary, she is active in a variety of community charitable events.

Maggie Pierce has provided legal and administrative support services to the principals and project managers of Sienna Corporation since 1992. In this capacity, she supports major land acquisitions with the preparation of acquisition and development documents. She also facilitates development loans and real estate closings.

For five years she served as the office manager of Bearpath Golf and Country Club's Sales and Marketing Center, managing the Center's daily operation, coordinating marketing events, and closing real estate transactions. Maggie has served on the Bearpath Architectural Review Committee and managed Bearpath Homeowners' Association for five years.

A licensed Real Estate Broker, Maggie studied at the University of Minnesota. She is active in her community and local school district, serving on numerous committees and boards.



Maggie Pierce
Legal Assistant

952 835 2808
Fax 952 835 7008
4940 Viking Drive
Suite 608
Minneapolis
MN 55435

Real Estate Development Projects

| PROJECT NAME | LOCATION | ACRES | DESCRIPTION |
|-----------------------------------|------------------|-------|---|
| Hilltop Estates | Eagan, MN | 100 | 109 single family lots / 75 multi-family units 5 acres commercial |
| Chanhassen Lakes Business Park | Chanhassen, MN | 320 | business park |
| Lexington South | Eagan, MN | 1,108 | planned unit development — mixed use |
| Chaparrel | Chanhassen, MN | 160 | planned unit development — mixed residential |
| Lake Ann | Chanhassen, MN | 216 | planned unit development — mixed use |
| Canterbury Forest | Eagan, MN | 45 | 58 single family units |
| Wedgewood | Eagan, MN | 47 | 85 single family units |
| Blackhawk Park | Eagan, MN | 504 | planned unit development — mixed use |
| Lake Susan South | Chanhassen, MN | 189 | planned unit development — multi-family and commercial |
| Lake Susan West | Chanhassen, MN | 342 | planned unit development — multi-family |
| Meadowland | Eagan, MN | 80 | 157 single family units |
| Thomas Lake | Eagan, MN | 100 | 28 single family units / 172 multi-family units |
| Oakwood Heights | Eagan, MN | 18 | 38 single family units |
| Beacon Hill | Eagan, MN | 80 | 191 single family units |
| Hundertmark Heights | Chaska, MN | 33 | 78 single family units |
| Northview Meadows | Eagan, MN | 57 | 194 single family units |
| Walden Heights | Eagan, MN | 23 | 40 single family units |
| Southcross Heights | Burnsville, MN | 104 | planned unit development 216 single family units / 14 acres commercial |
| Fawn Ridge | Eagan, MN | 65 | 146 single family units |
| Lac Lavon Shores | Apple Valley, MN | 60 | 147 single family units |
| Blackhawk Glen | Eagan, MN | 40 | 111 single family units |
| Eagan Hills West | Eagan, MN | 386 | planned unit development — mixed use |
| Sunshine Estates | Apple Valley, MN | 33 | 82 single family units |
| Eagan Hills Farms | Eagan, MN | 173 | 201 single family units |
| Sunset Pond Preserve | Burnsville, MN | 45 | 121 single family units |
| Birch Park | Eagan, MN | 42 | 73 single family units |
| Trotters Ridge | Eagan, MN | 43 | 48 single family units |
| Carriage Farms | Woodbury, MN | 122 | 286 single family units |
| Blackhawk Shores | Eagan, MN | 26 | 35 single family units |
| Timber Ridge | Lakeville, MN | 30 | 62 single family units |
| Parkway Place | Burnsville, MN | 28 | 52 single family units |
| Rolling Ridge | Apple Valley, MN | 43 | 104 single family units |
| Copper Cliff | Woodbury, MN | 19 | 54 single family units |
| Oaks of Bridgewater | Eagan, MN | 32 | 58 single family units |
| Pinecrest Villas | Woodbury, MN | 21 | 172 multi-family units |
| Seasons 17 | Woodbury, MN | 6 | 19 single family units / 19 acres commercial |
| Chapel Hills | Lakeville, MN | 22 | 64 single family units |
| Cleary Lake Estates | Credit River, MN | 74 | 7 single family units |
| River Crossing | Savage, MN | 27 | 50 single family units |
| Cedarbridge | Burnsville, MN | 34 | 62 single family units |
| Bearpath | Eden Prairie, MN | 463 | planned unit development — golf course community 250 single family units / 47 multi-family units |

| PROJECT NAME | LOCATION | ACRES | DESCRIPTION |
|---------------------------------|------------------|-------|---|
| <i>Wilderness Park</i> | Eagan, MN | 50 | 84 single family units |
| <i>Cardinal Ridge</i> | Prior Lake, MN | 146 | 250 single family units |
| <i>Marsh Creek</i> | Woodbury, MN | 54 | 55 single family units |
| <i>Marsh Creek West</i> | Woodbury, MN | 39 | 52 single family units |
| <i>Parkside</i> | Woodbury, MN | 52 | 101 single family units |
| <i>Timber Ridge South</i> | Lakeville, MN | 33 | 62 single family units |
| <i>Park Place</i> | Farmington, MN | 182 | planned unit development — 472 single family units / 16 multi-family units |
| <i>Prairie Bend</i> | Shakopee, MN | 84 | 90 single family units / 296 multi-family units |
| <i>Hillcrest Lakeview Farms</i> | Bloomington, MN | 7 | 6 single family units |
| <i>Rock Island</i> | Lakeville, MN | 25 | 42 multi-family units |
| <i>Windrose</i> | Elko, MN | 180 | planned unit development — 269 single family units |
| <i>Oakridge</i> | Hudson, WI | 73 | 145 single family units / 88 multi-family units |
| <i>Tradition Club</i> | La Quinta, CA | 733 | planned unit development — golf course community 285 single family units / 4 casitas |
| <i>Deacon's Lodge</i> | Breezy Point, MN | 135 | 19 single family units |
| <i>Deacon's Walk</i> | Blaine, MN | 550 | 460 single family units / 290 multi-family units |
| <i>Hidden Creek</i> | Mayer, MN | 141 | 315 single family units |
| <i>Grand Forks</i> | Grand Forks, ND | 230 | municipal golf course |

~ REFERENCES ~

FINANCIAL INSTITUTIONS

Norwest Bank, *Minneapolis, MN*
First Federal fsb, *Hastings, MN*
Marquette Capital, *Minneapolis, MN*
Citizen's State Bank, *Hudson, WI*
Century Bank, *Minneapolis, MN*

PLANNING

Palmer Course Design Company,
Cleveland, OH
Pinnacle Design Company,
San Diego, CA
Cunningham Group,
Minneapolis, MN

MARKETING

FMA International,
Newport Beach, CA
On-Site Marketing,
Prior Lake, MN
ASL Consulting Engineers,
Pasadena, CA

ENGINEERING

James R. Hill, Inc.,
Burnsville, MN
Pioneer Engineering,
Mendota Heights, MN
The Keith Companies,
Los Angeles, CA

LEGAL

Frederickson & Byron,
Minneapolis, MN
Baker & McKenzie, *San Francisco, CA*
Morgan, Lewis & Bockius LLP,
Los Angeles, CA
Roemer, Harnik & Nethery LLP,
Indian Wells, CA

CONTRACTORS

Enebak Construction Company,
Northfield, MN
J.T. Hayhoe, Inc., *Palm Desert, CA*
Neuvo Engineering, *Bermuda, CA*
Jones Bros. Construction,
Coachella, CA
Landscapes Unlimited, *Lincoln, NE*

In their careers to date, the principals of Sienna Corporation have been responsible for the development of over 10,000 single family lots, 3,500 acres of industrial sites, 12,000 acres of planned unit developments, 200 acres of commercial sites, and the management of more than 1,000,000 square feet of office space.



952 835 2808 • Fax 952 835 7008
4940 Viking Drive • Suite 608 • Minneapolis, MN 55435

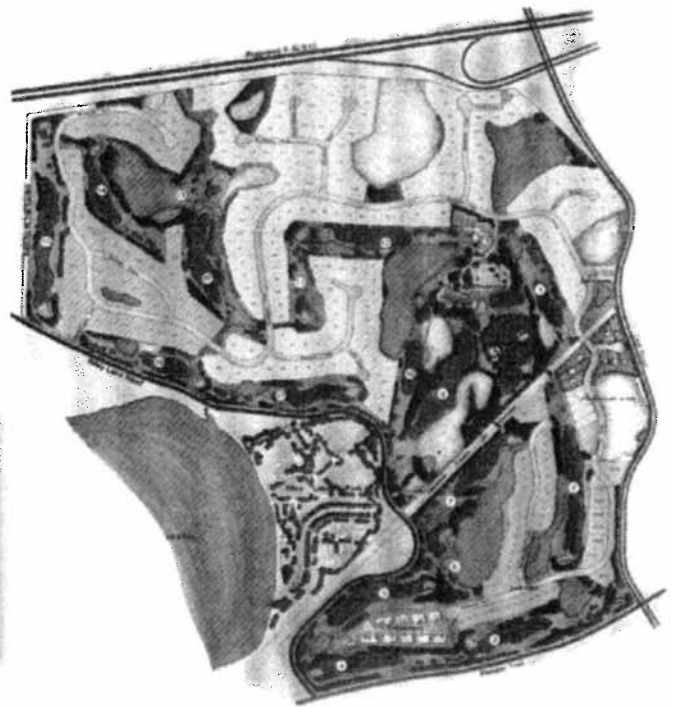
| | |
|-------------------|---|
| Project | Bearpath Golf and Country Club Eden Prairie, MN |
| Date | 1994 |
| Size | 463 Acres |
| Components | Private Golf Course Community 297 Single Family and Maintenance Free Homesites |



Located in the western Minneapolis suburb of Eden Prairie, Bearpath Golf and Country Club is the only gated community in the area and the Twin Cities premiere golf community. Bearpath's golf course was designed by the legendary Jack Nicklaus. The Bearpath community consists of four distinct housing villages and a private country club. The club features a 42,000 square foot clubhouse, offering fine and casual dining, banquet facility, a tennis/pool/fitness complex and one of the areas finest golf facilities.

Development:

Sienna provided site acquisition, concept plans, development entitlements, builder selection, construction coordination, and facilitated all sales of homes, homesites and club memberships.



Jack Nicklaus



Project

The Tradition | La Quinta, CA

Date

1998

Size

733 Acres

Components

Private Golf Course Community
289 Homesites, Historical Restoration

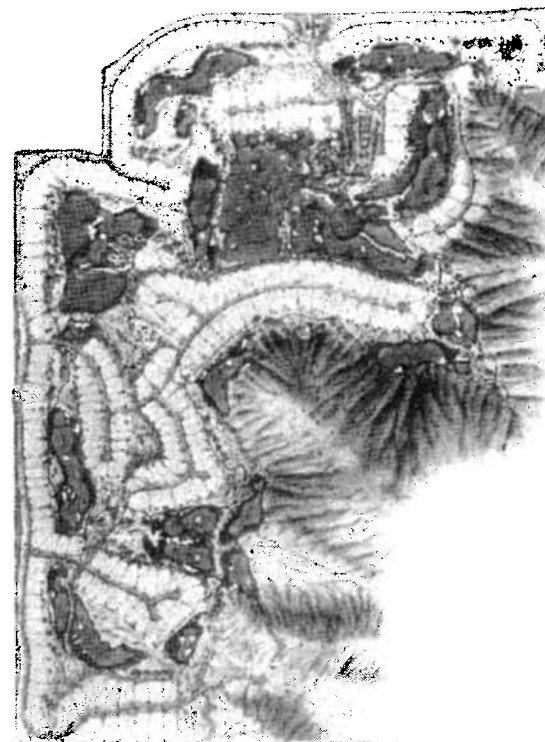


Located along a cove of the Coral Reef Mountains in the southern California area of Palm Springs, The Tradition is one of the finest golf creations by the legendary Arnold Palmer. The golf club, voted #3 in Coachella Valley, California, is an invitation-only, equity club of 290 members all of whom own real estate within the community. The 20,000 square foot California ranch style clubhouse was voted the *2nd Best New Private Clubhouse in the Nation* by Golf Digest.

Located on the property is the historic Hacienda del Gato, which Sienna restored to become the center-point of the community.

Development:

Sienna provided site acquisition, concept planning, development entitlements, construction coordination and sales of all homesites and memberships.



Arnold Palmer



Project

Tournament Players Club of the Twin Cities
Deacon's Walk | Blaine, MN

Date

1998

Size

550 Acres

Components

750 Homesites/PGA Tournament Golf Facility



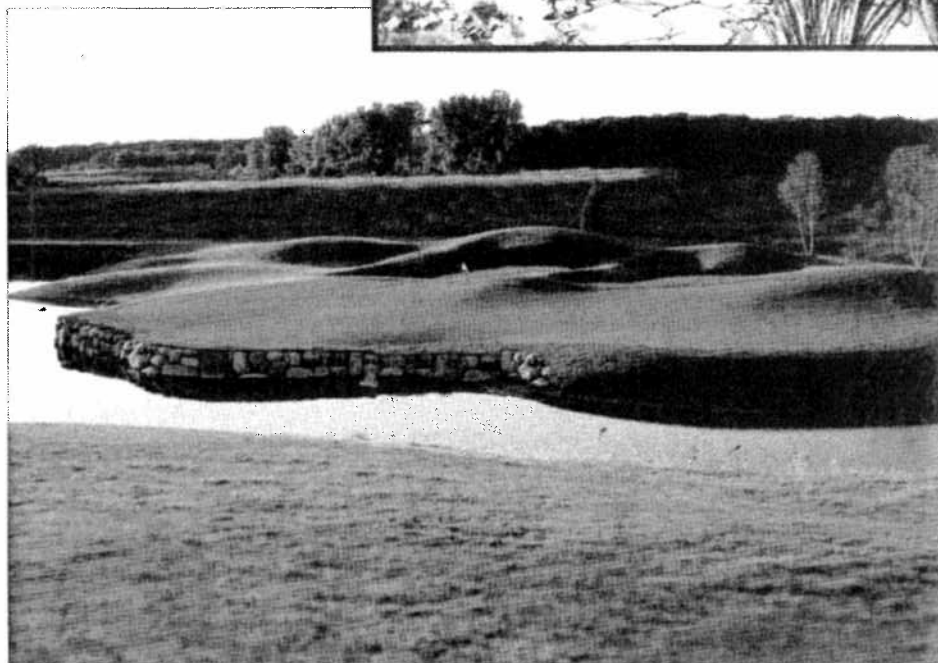
Deacon's Walk

A SIGNATURE GOLF COURSE COMMUNITY

Located in the northern Minneapolis suburb of Blaine are Deacon's Walk and the Tournament Players Club of the Twin Cities (TPC). The TPC, which opened in 1999, was designed by golf legend Arnold Palmer and PGA professional Tom Lehman. The TPC is a world-class private golf facility that has become the venue for the highly successful 3M Championship PGA Senior Tour event. The TPC and its surrounding housing community of Deacon's Walk have become an award-winning golf community. The development of this community spearheaded further growth of exciting, up-scale housing and commercial development for the city of Blaine.

Development:

Sienna provided site acquisition, land planning concepts, development entitlements, coordination of all infrastructure development, builder selection, and assistance to the PGA in the coordination and development of the TPC of the Twin Cities.



Deacon's Lodge

| | |
|------------|--|
| Project | Deacon's Lodge Breezy Point, MN |
| Date | 1999 |
| Size | 499 Acres |
| Components | Daily Fee Resort Golf Course 13 Upscale Rental Cabins |



Located in the Brainerd, Minnesota "Lakes Area" resort destination, Deacon's Lodge is one of the state's finest golf facilities. Rated as a 1999 National "Top 10" new public golf facilities by Golf Magazine, Deacon's Lodge is a blend of Rustic North Woods Cabins constructed in the spirit of Pine Valley. Designed by golf legend Arnold Palmer, it was named in memory of Arnold's late father, Deacon.

Development:

Sienna selected and acquired the site, provided concept plan development and entitlements, construction coordination, homesite sales and rental sales management.



Arnold Palmer



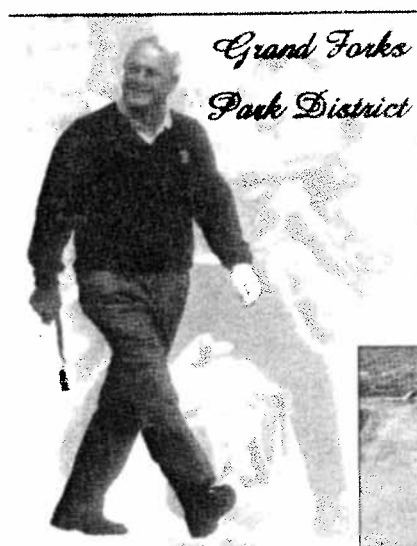
| | |
|------------|--|
| Project | King's Walk Grand Forks, ND |
| Date | 2000 |
| Size | 212 Acres |
| Components | Grand Forks Park District Daily fee city golf course with surrounding housing development |



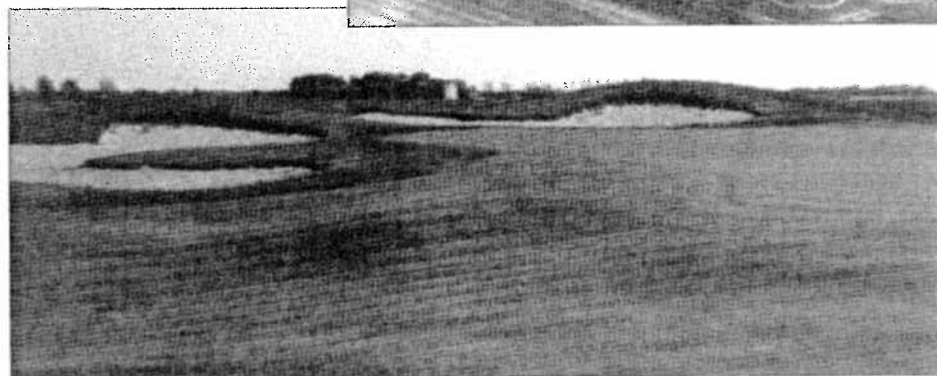
Located in the fertile Red River Valley of North Dakota, King's Walk is destined to be recognized as one of America's best affordable golf courses. Designed as a signature Golf Course by Arnold Palmer, this course built from flat farmland has mounds, swales, lakes and ravines to reflect the great links courses of Scotland.

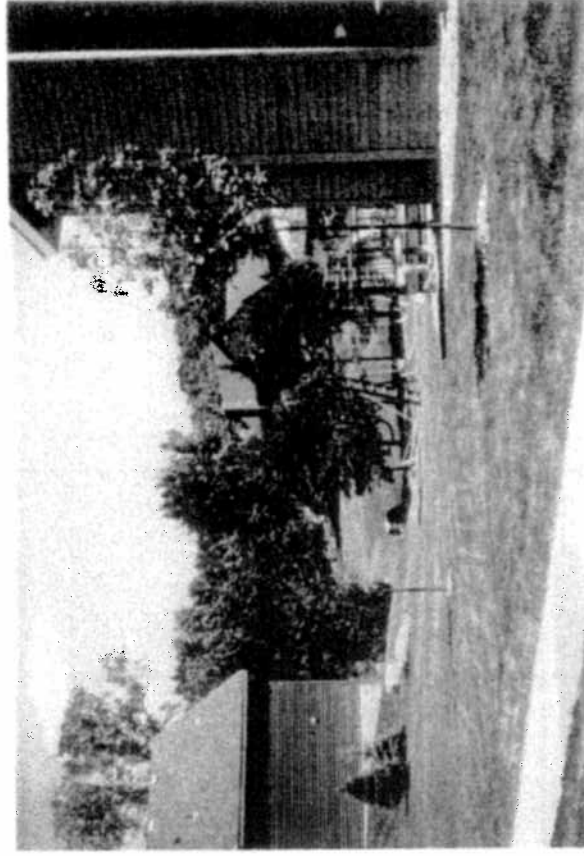
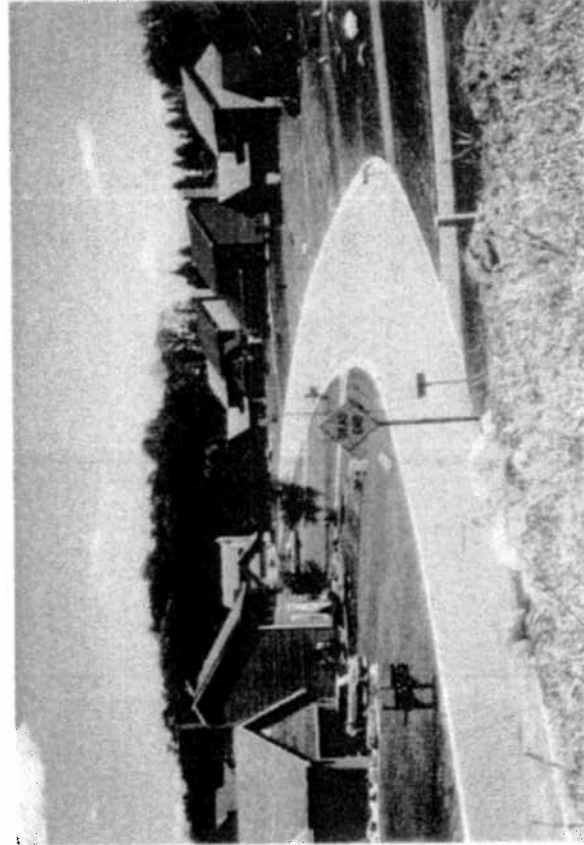
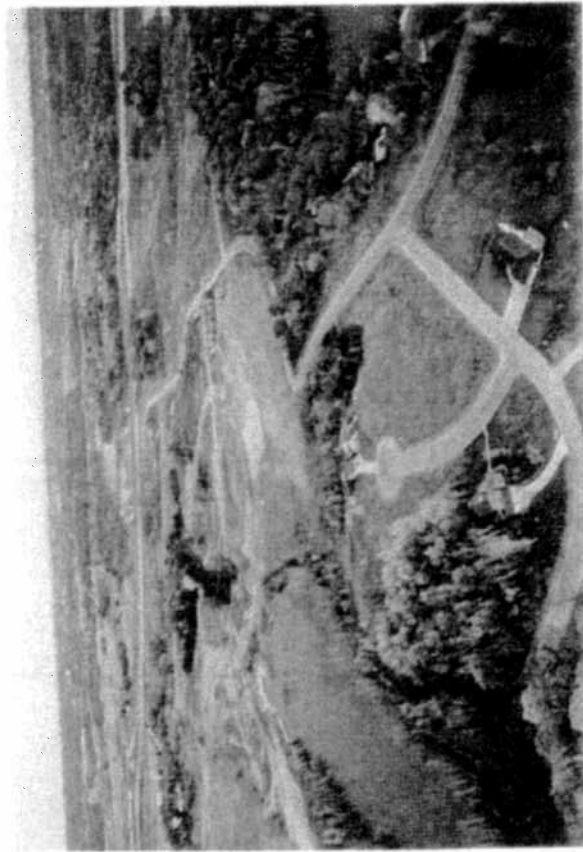
Development:

Sienna provided concept to the flood-ravaged community two weeks after the great flood of 1997 and orchestrated planning, City and Park District coordination, budgets and financials, design interface to the Palmer team, construction management, public relations and marketing.



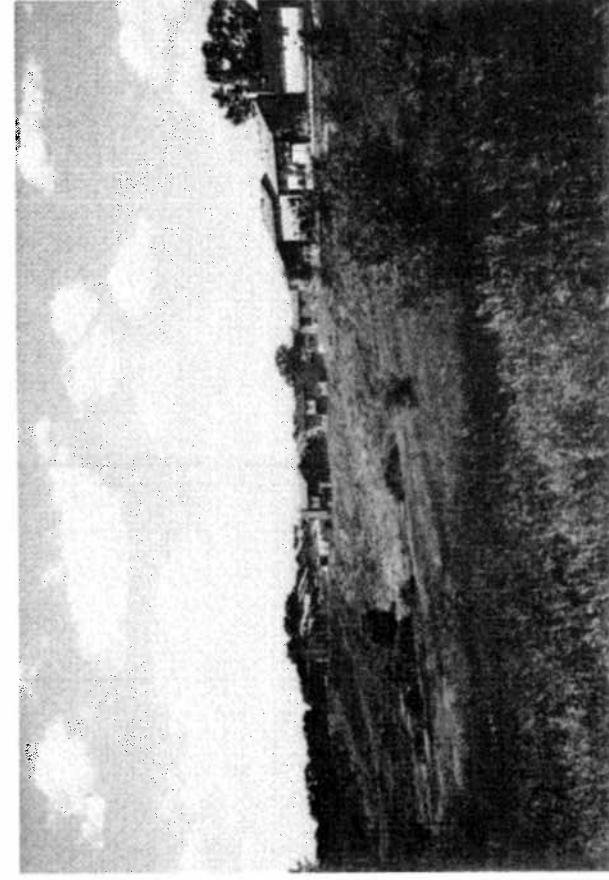
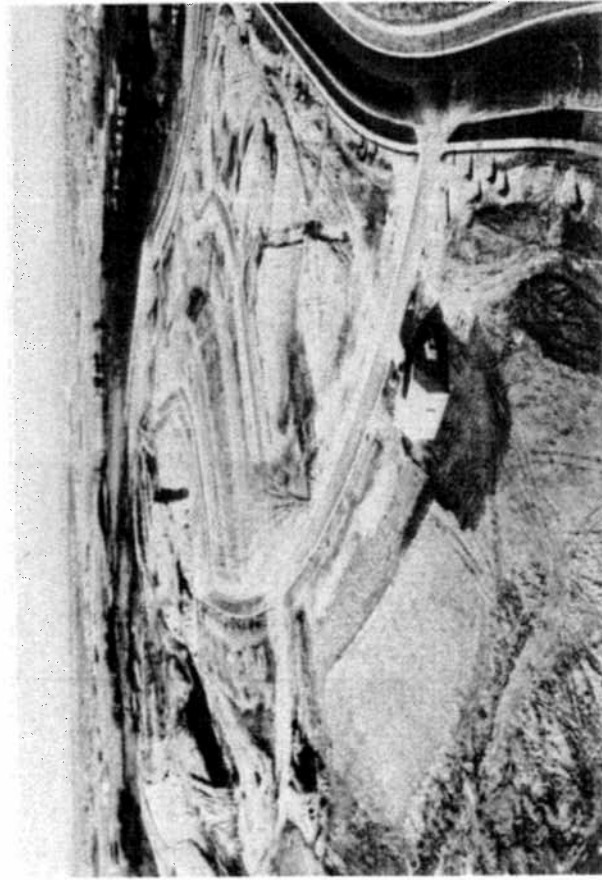
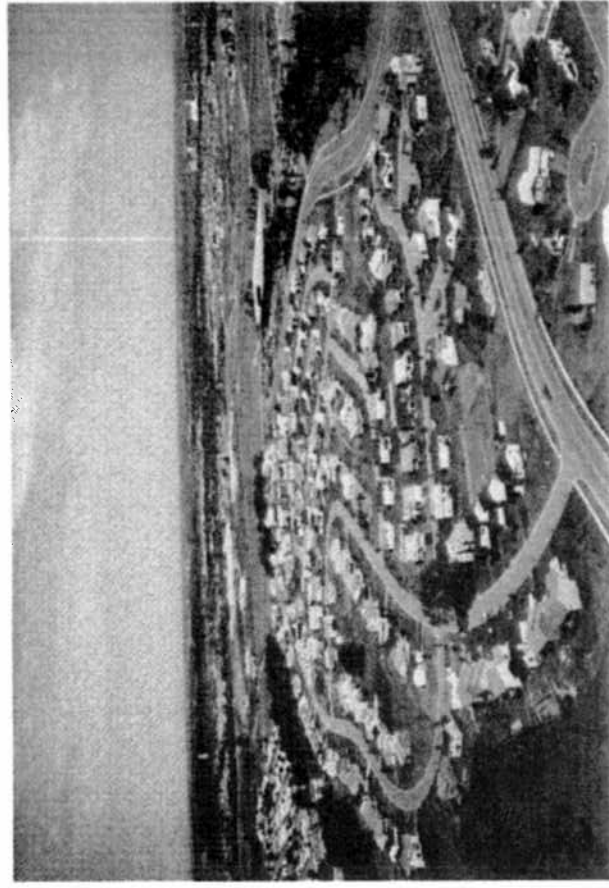
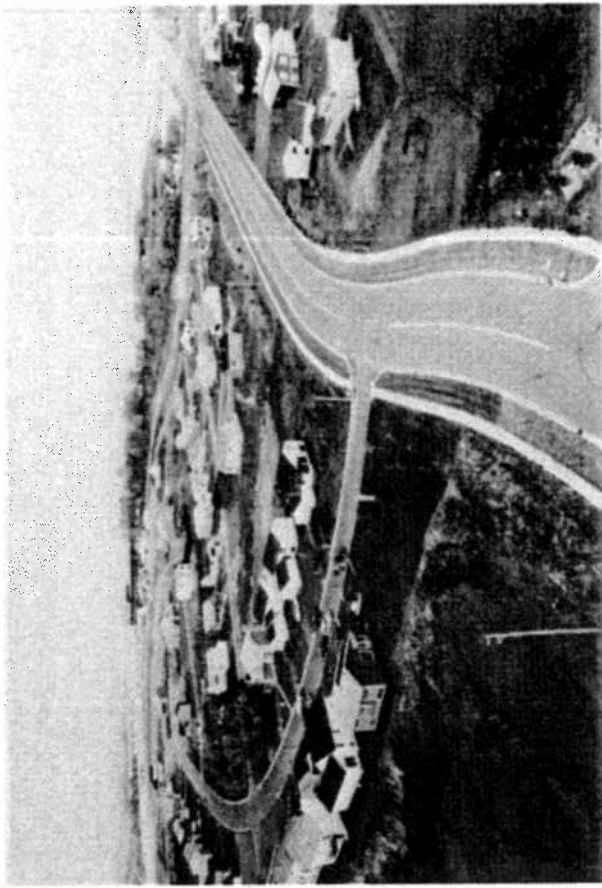
Arnold Palmer





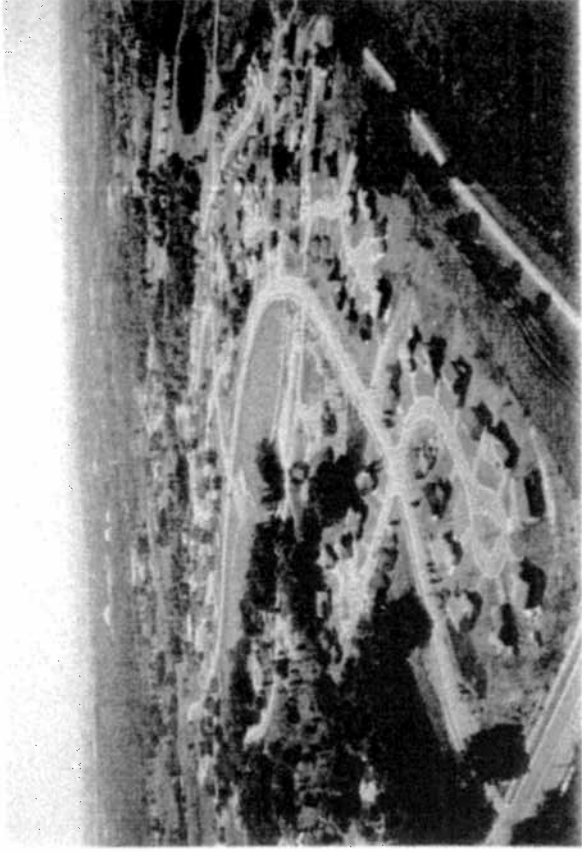
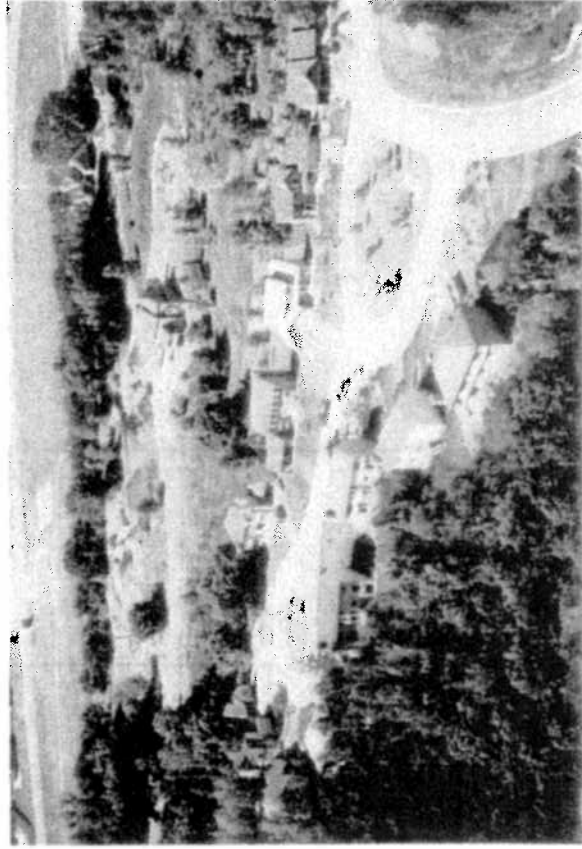
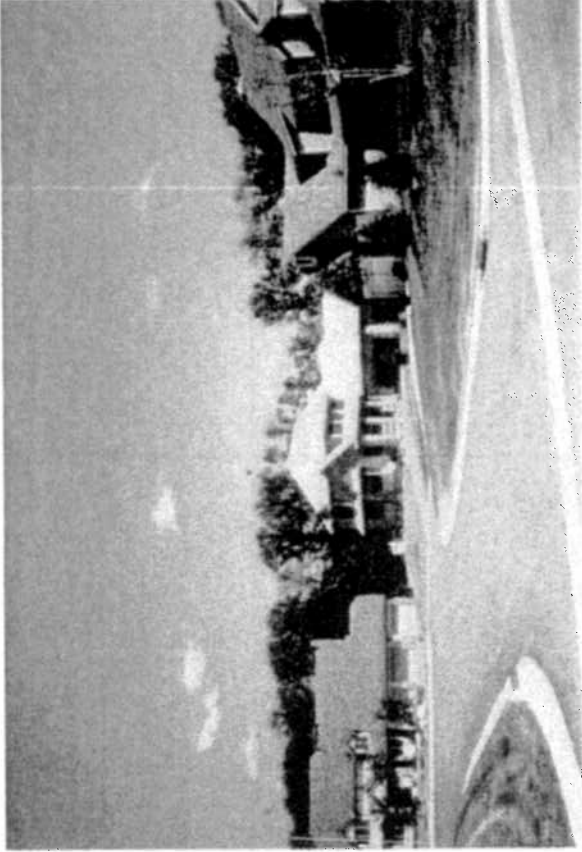
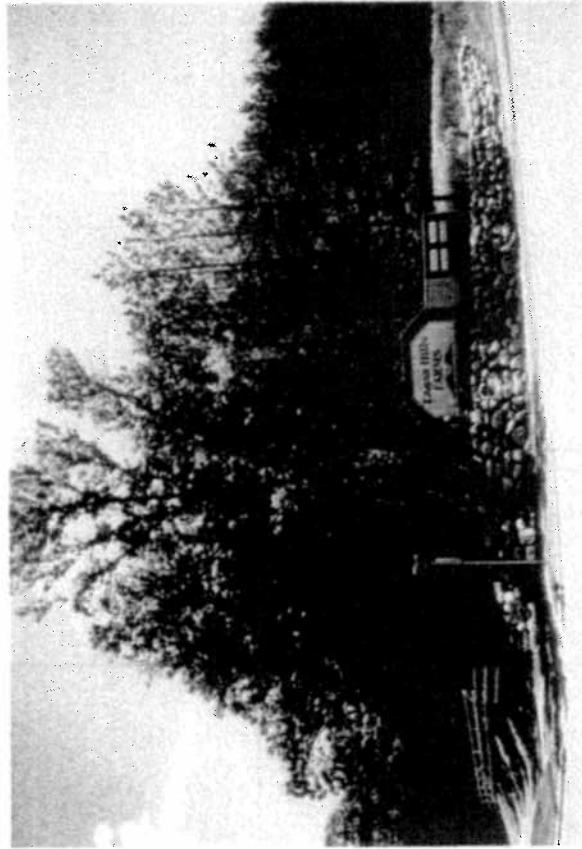
THE SITE: A gently rolling, partially wooded site, adjacent to a marginal pond; centered between expensive homes on one side and a low cost housing project on the opposite side. **THE CHALLENGE:** The project required zoning approval and support from the adjacent high cost housing owners for smaller lots that would generate up-scale starter housing. The finished project saved 80% of the existing tree cover while transplanting in excess of 150 trees; dredged and stabilized the pond and enhanced the existing neighboring housing values.

Blackhawk Glen



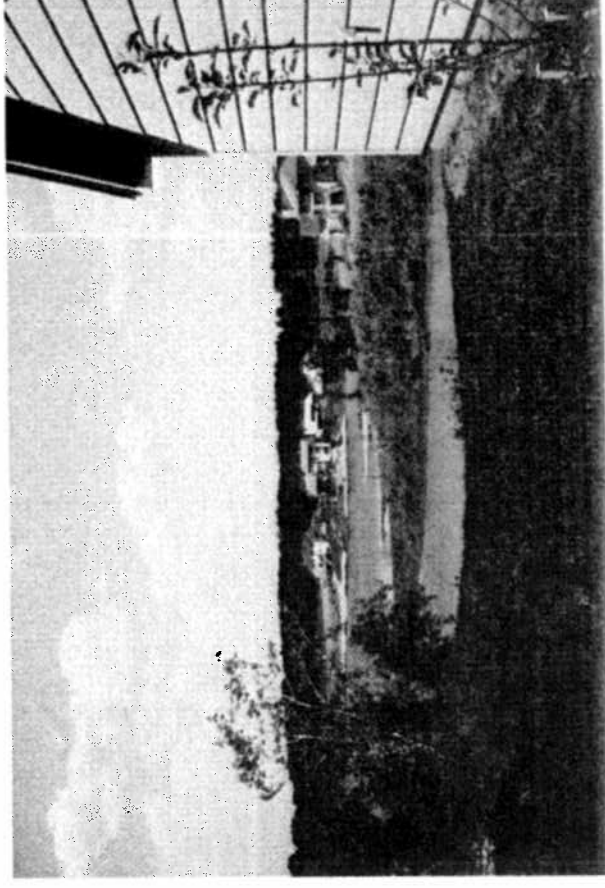
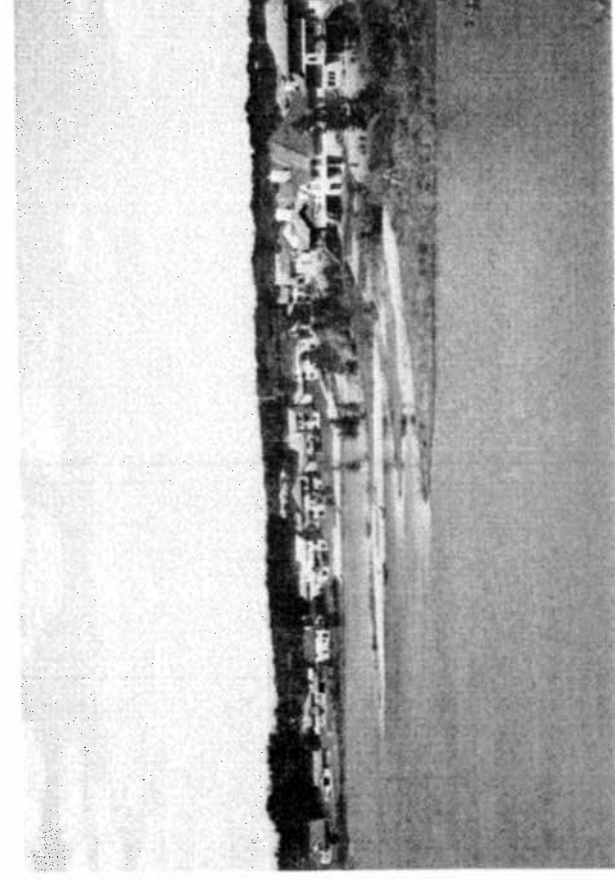
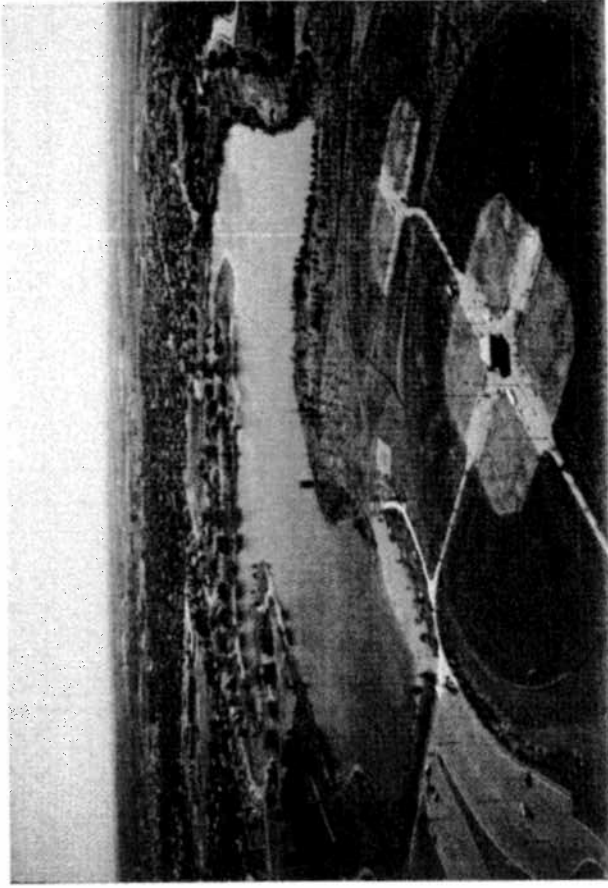
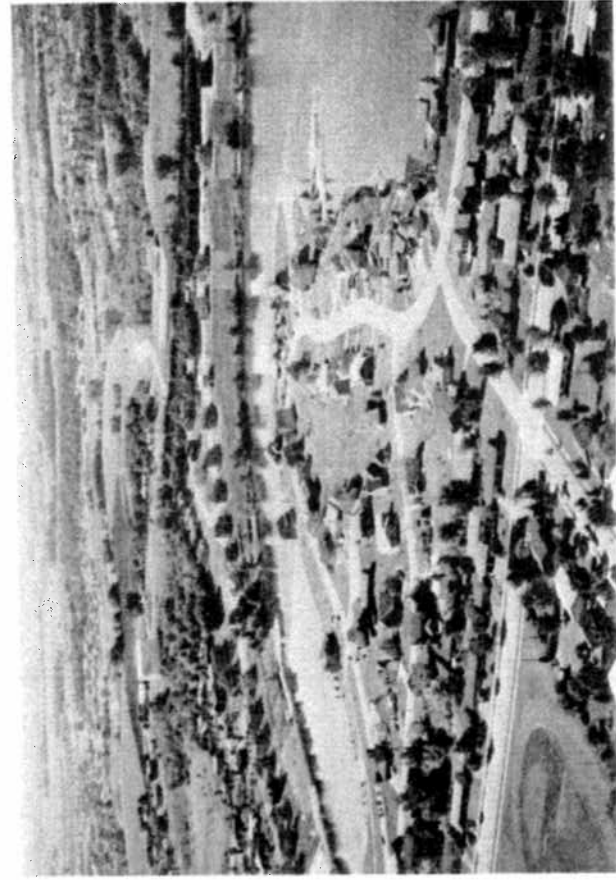
THE SITE: A large hill next to a Regional Park Preserve. **THE CHALLENGE:** To remove 1,000,000 yards of material to a nearby, low lying site under a Tax Increment Improvement District, while protecting the Regional Park; and provide entry-level housing on fully graded pads while creating a public recreational facility on a corner of the site.

SOUTHCROSS HEIGHTS



Eagan Hills FARMS

THE CHALLENGE: To Master Plan one of the last remaining, major, undeveloped areas of the fastest growing community in the Upper Midwest. Then to subdivide a major land-holding into a development project that retained the strong farm-like aspect. Provide the heavily wooded areas and cluster the housing around the trees. Provide a major active, community park as well as a passive park; along with a resident-owned trail system connecting the housing and park areas.



THE SITE: An abandoned gravel operation that included a 50 acre, spring-fed lake, created from the excavation of the minerals. **THE CHALLENGE:** Create a subdivision that would blend with adjacent neighborhoods, created 20 years earlier, and provide a park-like setting for mid-priced housing.

Lac Lavon